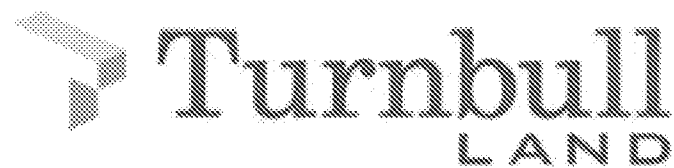


DESIGN AND ACCESS STATEMENT

For the proposed development at:

**Land Adjacent to Ryefields Farmhouse,
Oak Tree Lane, Woodgate
West Sussex ,PO20 3GU**

Demolition of Existing Outbuildings and the Erection of Ten Houses, Comprising 1x Three Bedroom Detached, 6x Three Bedroom Semi Detached, and 3x Four Bedroom Detached Houses, with Associated Access And Parking.



AUGUST 2019

DETAILED APPLICATION

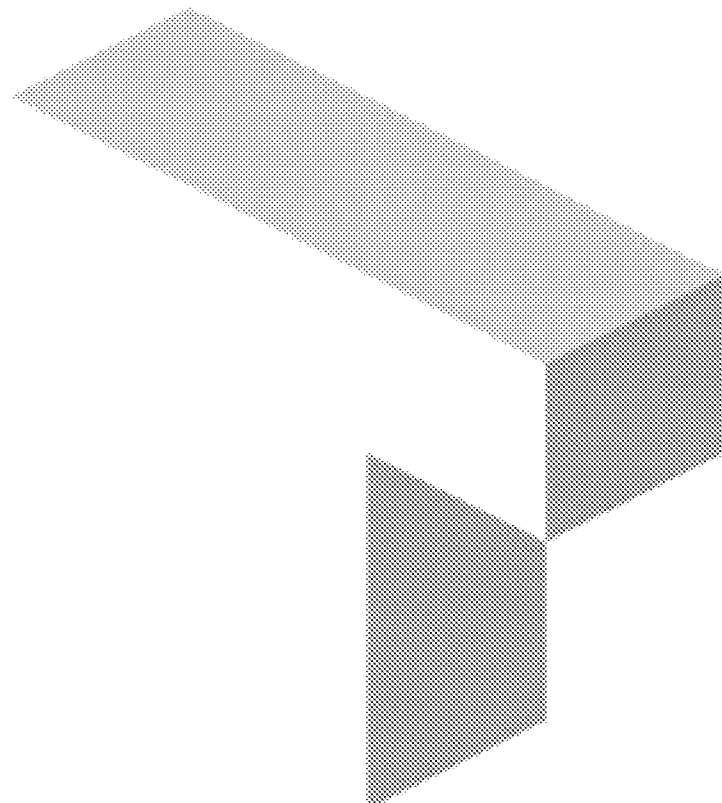
PROJECT

LAND ADJACENT TO RYEFIELDS FARMHOUSE
OAKTREE LANE
WOODGATE
WEST SUSSEX
PO20 3GU

APPLICANT

TURNBULL LAND
226 MULGRAVE ROAD
CHEAM
SURREY
SM2 6JT

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(Note that all drawings within the D&A are extracts from submitted drawings and not to scale. Please refer to separate drawing sheets for measurement)

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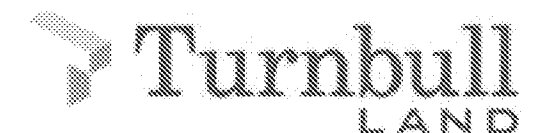
Access

Transport, Parking, Part M

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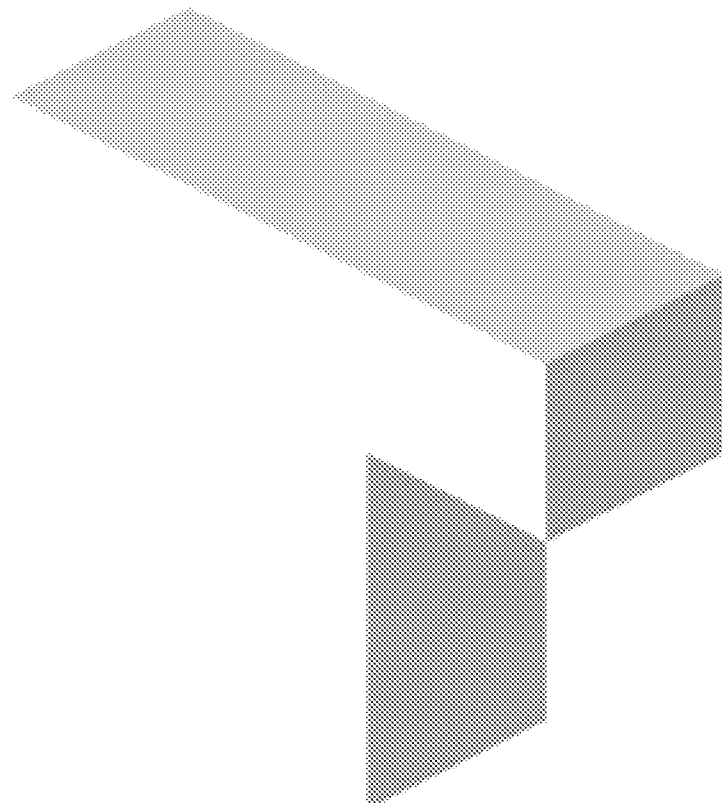
PROJECT

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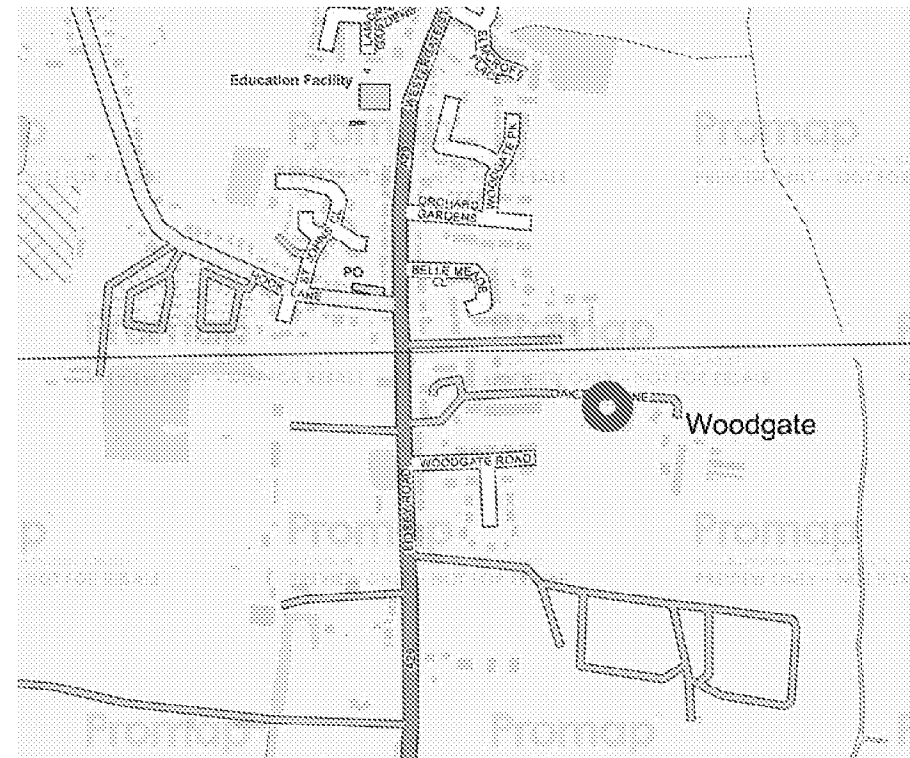
APPLICANT

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SM2 6JT

GENERAL SITE INFORMATION



LOCATION

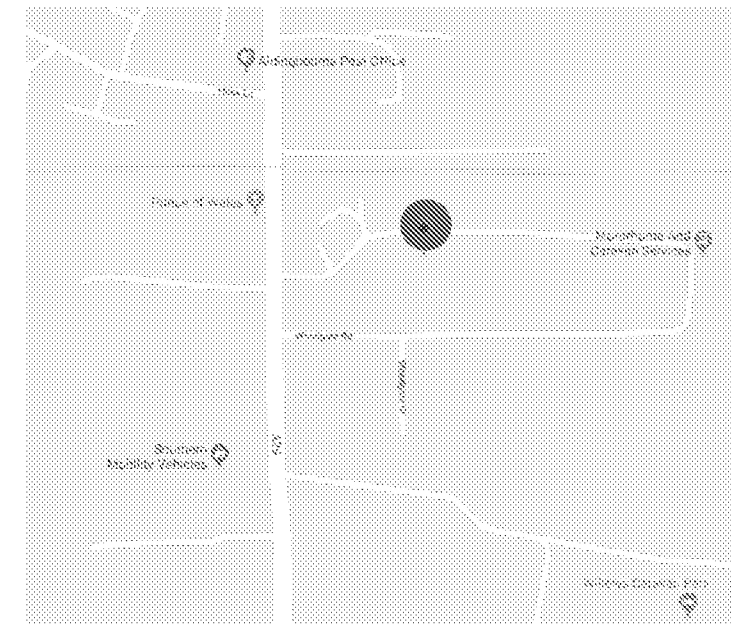


Wider Street View

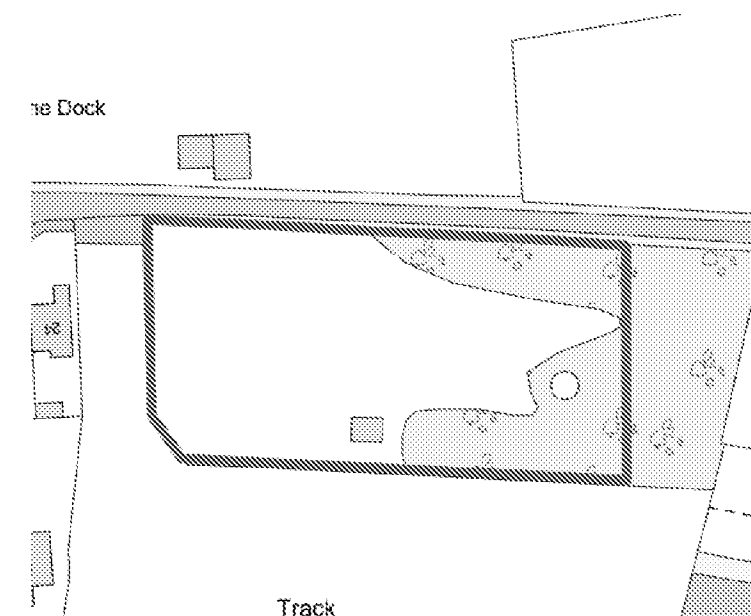


3D Aerial View

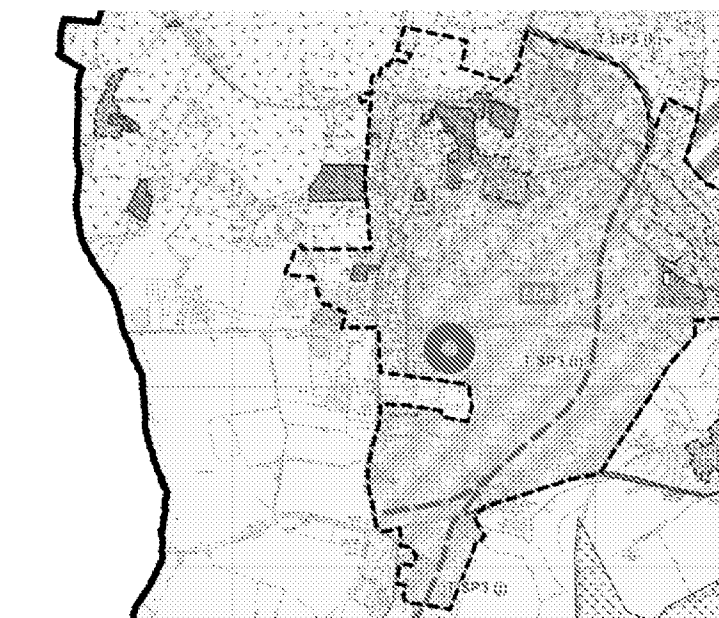
 **Turnbull**
LAND



Street View



OS Map (not to scale)



Proposals Map View

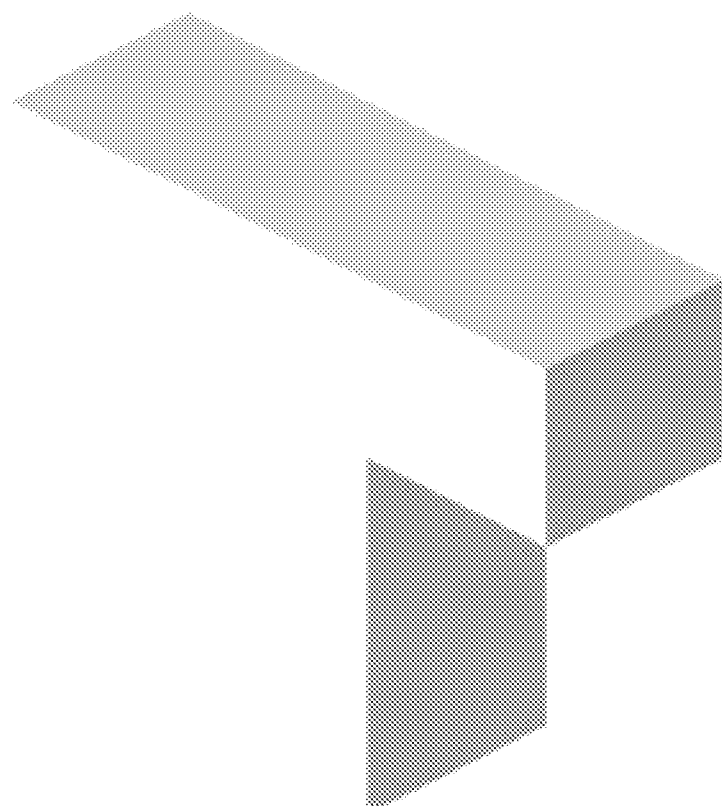
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GENERAL SITE INFORMATION



PHOTOGRAPHS



1. View from site frontage looking west along oak tree lane



3. View of housing stock on Oak Tree Lane looking south east



5. View of historic housing development immediately adjacent



2. View of site frontage looking east.



4. View of existing site access looking south west.



6. View of site from oak tree lane looking south east.

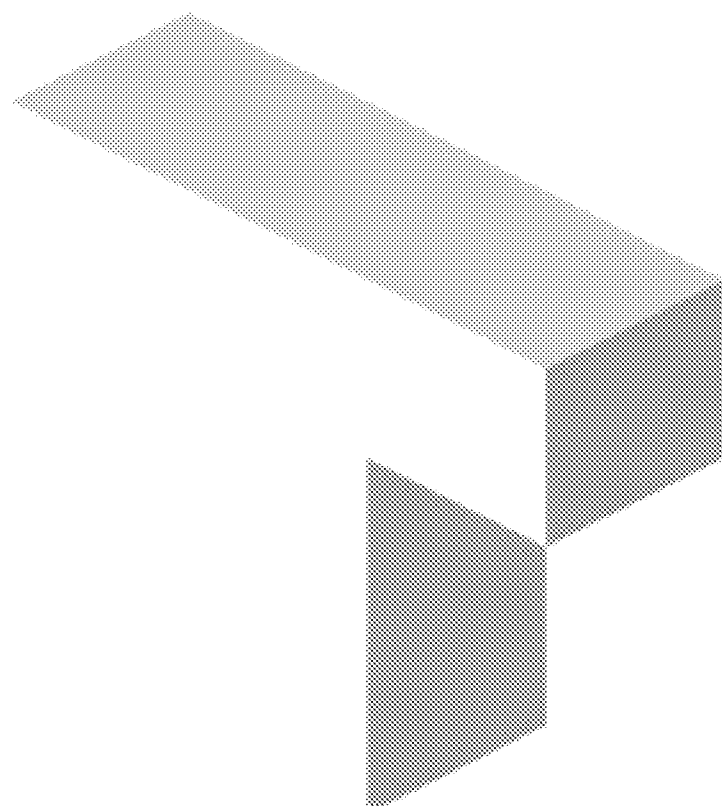
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THE SITE



THE SITE

INTRODUCTION

This revised application seeks detailed planning permission for the demolition of existing outbuildings and the erection of ten houses, comprising 1x three bedroom detached, 6x three bedroom semi detached, and 3x four bedroom detached houses, with associated access and parking. The application is submitted in response to a recent application refusal on the same site and seeks to address concerns raised by the Council, including clarifying points raised within the officer's report.

The site is situated on the southern side of Oak Tree Lane at the end of a well established 90's style development of detached and link detached family homes. Since the adoption of the local plan in July 2018, this land and the surrounding area, has been allocated to provide at least 2,300 dwellings over the plan period. The consortium promoting the delivery of the Strategic Site Allocation SD5 have produced an illustrative Master Plan (Ref: 00605B SK 008), a further layout is believed to still be in preparation.

The new housing is to be located within the garden land of Ryefields Farmhouse, which is surplus to requirements and partly used for livestock grazing. Ryefields Farmhouse, a detached dwelling, will be retained within a reduced, but still substantial, curtilage. The new housing will effectively provide an infill between Ryefields Farmhouse and housing stock in Oak Tree Lane which will create a natural extension. The site is broadly rectangular in shape with established trees abutting Oak Tree Lane.

It is located in the residential area of Woodgate on the eastern fringe of the settlement area. The nearby village of Westergate provides a local convenience store, public house and local primary school, and lies conveniently between the centres of Chichester and Bognor Regis, with their more comprehensive shopping and leisure facilities. It is also convenient for Barnham with its local shops and railway station to London Victoria.

The proposals seek to make better use of the land in this established residential area and has been designed with a traditional form, with internal layouts to suite modern day living. The proposals, whilst part of the wider allocation, can be developed independently without effecting the illustrative Master Plan and aims to provide much needed additional units to the borough, as highlighted within the July 2019 HELAA letter received. The letter confirmed that delivery rates and housing trajectories are not progressing as anticipated and suggested the site could be developed in 2019/2020, with a specific site reference (WE6A), independent of the wider allocation.

FLOODING

The site is located within Flood Zone 1 - land assessed as having a less than 1 in 1,000 year annual probability of river or sea flooding, as demonstrated by the EA flood map shown adjacent.

PLANNING HISTORY

Relevant planning history relating to the site is detailed below:

AL/118/18/OUT – Planning permission was refused for demolition of existing buildings and the erection of 10 dwellings.

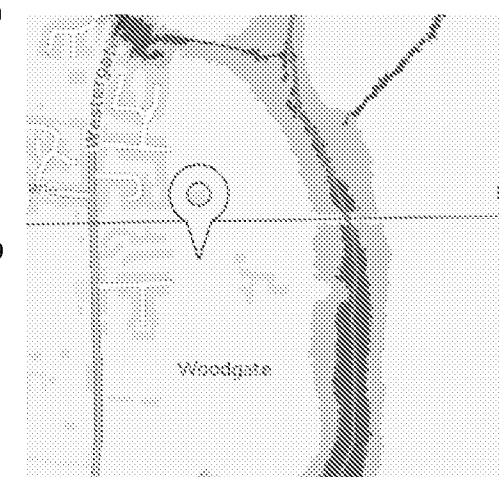
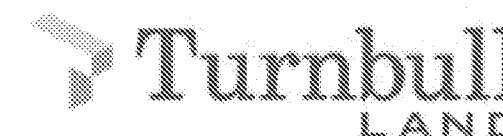
The reasons for refusal are summarised as follows:

- The proposed development is premature in terms of the detailed master planning and delivery strategic allocation (SD5)
- The proposed access does not create a safe and secure layout for traffic, cyclists and pedestrians
- The application failed to demonstrate satisfactory access to and from the site, and the ability to turn within for fire appliances and refuse vehicles
- The layout proposed failed to give sufficient regard to existing trees
- The application failed to make provision for contributions towards infrastructure needed

The above refusal reasons have been addressed as part of this application resubmission, including various sections of this Design and Access Statement and accompanying reports/documentation.

Within the officers report, two historic applications including appeals were referred to and considered relevant to the above site (Ref: AL/69/11 & AL/106/12) for land to the south east and strip of land between 24 Oak Tree Lane. Reference was made to the inspectors conclusion that the historic application site Adjacent, had a low level of sustainability regarding transport and community facilities. Accordingly, the proposals did not override a shortfall in the then five year housing supply and tilt the balance in favour of the development. In the latter appeal, it was suggested the appeal site may, in the context of wider development involving a substantial amount of new housing, services and pedestrian/transport links, provide for sustainable development but not in isolation.

The historic applications referred to above are not considered relevant as both appeal decisions were decided in 2012/ 2013, prior to the adoption of the Local Plan 2018, which included the allocation. The appeal site referred to in the officers report was classed as countryside at the time, albeit included within the SHLAA and draft local Plan which wasn't at an advanced stage. Proposals were based on comprehensive development, with a greater impact on local services, compared to the current application site which would not play any significant role, allowing a logical addition to the existing settlement pattern and built form.



Previous refusal – AL/118/OUT

